

FAIRFAX COUNTY, VIRGINIA
2005 SOUTH COUNTY AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN

Staff Use Only

Date Received: 9/21/05
Date Accepted: _____
Planning District: _____
Special Area: _____

SECTION 1: NOMINATOR/AGENT INFORMATION

Name: Supervisor Sharon Bulova Daytime Phone: 703-425-9300

Address: c/o Braddock District Task Force, 9002 Burke Lake Road, Burke VA 22015

Nominator E-mail Address: braddock@fairfaxcounty.gov

Signature of Nominator (NOTE: There can be only one nominator per nomination):

Sharon Bulova

Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter):

Anyone signing on behalf of a business entity, must state the relationship to that organization below or on an attached page:

SECTION 2: GENERAL INFORMATION

Check appropriate supervisor district: ☒ Braddock ☐ Lee ☐ Mason ☐ Mount Vernon ☐ Springfield

Total number of parcels nominated: 6

Total aggregate size of all nominated parcels (in acres and square feet): _____ sq. ft. 28.76 acres

Is the nomination a Neighborhood Consolidation Proposal: ☐ Yes ☒ No

SECTION 3: SPECIFIC INFORMATION – Attach either the Specific Information Table found at the end of this application form or a separate 8 ½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application.

All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Section 1 (above).

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

SECTION 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

See Section IV, #4, of the Citizen's Guide for instructions.

Current Comprehensive Plan text for nominated property:

Use the Plan on the Web for your citation. It is the most up-to-date. Link: www.fairfaxcounty.gov/dpz/. The Morrisette Drive Industrial area (West Springfield Corporate Centre), located along the south side of the Southern Railroad tracks off Rolling Road and Morrisette Drive, is planned for industrial use up to .40 FAR. Infill development on

Current Plan Map Designation: ~~Industrial/public use~~

Proposed Comprehensive Plan Designation: ~~same~~ *Industrial*

Mixed Use	
If you are proposing Mixed Use, it must be expressed in terms of floor area ratio (FAR). The percentage and intensity/density of the different types of uses must be specific and must equal 100% of the total FAR proposed. The mix and percentage of uses provided by the nominator are what staff and the task force will review. Ranges are not acceptable.	
Categories	Percent of Total FAR
Office	
Retail	
Public Facility, Gov & Institutional	
Private Recreation/Open Space	
Industrial	
Residential*	
TOTAL	100%
* If residential is a component, please provide the approximate number and type of dwelling unit as well as the approximate square footage per unit assumed (i.e., 300 mid-rise multifamily units at 800 square feet per unit).	

Residential Land Use Categories	
Categories expressed in dwelling units per acre (du/ac)	Number of Units
.1 - .2 du/ac (5-10 acre lots)	
.2 - .5 du/ac (2-5 acre lots)	
.5 - 1 du/ac (1 - 2 acre lots)	
1 - 2 du/ac	
2 - 3 du/ac	
3 - 4 du/ac	
4 - 5 du/ac	
5 - 8 du/ac	
8 - 12 du/ac	
12 - 16 du/ac	
16 - 20 du/ac	
20 + du/ac**	
** If you are proposing residential densities above 20 du/ac, you must specify a range such as 20-30 du/ac or 30 -40 du/ac.	

SECTION 5: MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8 ½ x 11 inches. Maps in color will not be accepted.

SECTION 6: JUSTIFICATION

Each nomination must conform with the Policy Plan and must meet at least one of the following guidelines. Check the appropriate box and provide a written justification that explains why your nomination should be considered, based on the guidelines below (two-page limit).

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
- ☐ There are oversights or land use related inequities in the adopted Plan that affect the area of concern.

All completed nomination forms must be submitted between July 1, 2005 and September 21, 2005 to:

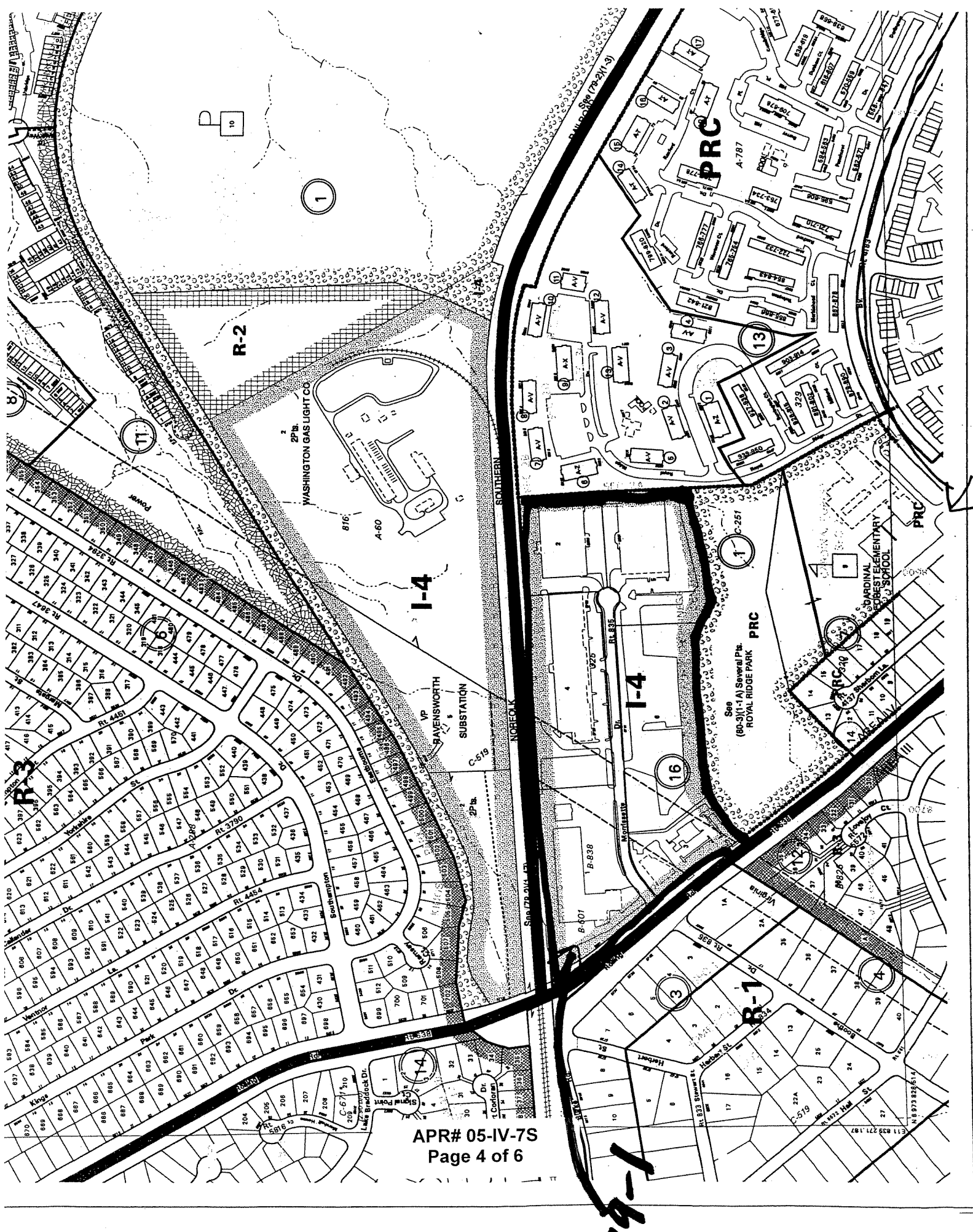
Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

SPECIFIC INFORMATION TABLE

All subject property owners must be sent written notice of the nomination by certified mail unless their signature appears in Part 1 of this application. If you are required to notify more than one property owner, you must provide all the information requested below.

IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

Tax Map Number	Name of Property Owner	Street Address of Parcel	Mailing Address of Owner	Parcel Size in Acres	Signature of Owner or Certified Receipt Number
0791 16 0002	Morrisette Clara M	8600 Morrisette Dr.	5801 Rolling Rd Springfield VA 22152	3.35051	7005 1820 0000 2985 1147
0791 16 0004	Denise Properties Inc	N/A	5801 Rolling Rd Springfield VA 22152	6.11499	7005 1820 0000 2985 1178
0791 16 0001	Morrisette Clara M	5801 Rolling Rd.	5801 Rolling Rd Springfield VA 22152	5.48999	7005 1820 0000 2985 1147
0791 16 0006	CM TR LLC	8701 Morrisette Dr.	5801 Rolling Rd Springfield VA 22152	6.26749	7005 1820 0000 2985 1154
0791 16 0005	8601 Associates	8601 Morrisette Dr.	5801 Rolling Rd Springfield VA 22152	5.06582	7005 1820 0000 2985 1161
0791 16 0003	Morrisette Clara M	5803 Rolling Rd.	5801 Rolling Rd Springfield VA 22152	2.31719	7005 1820 0000 2985 1147



Section 6: JUSTIFICATION

There are three reasons why this nomination should be considered:

1. It conforms to the Board of Supervisor's adopted Policy Plan text of September 9, 2002; specifically the text applicable to the Environment.
2. It further strengthens to Comprehensive plans emphasis on the environment by reflecting the Fairfax County Code Section 118-1-4: "The Chesapeake Bay waters have been degraded significantly by many sources of pollution, including non-point source pollution from land uses and development." The added wording further emphasizes the need to consider the environment during ANY develop efforts.

Section 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN DESIGNATIONS

Current Comprehensive Plan Text for the nominated property: The Morrisette Drive Industrial area (West Springfield Corporate Centre), located along the south side of the Southern Railroad tracks off Rolling Road and Morrisette Drive, is planned for industrial use up to .40 FAR. Infill development on vacant land should be compatible in use and intensity with existing industrial uses. Such development should provide for screening and buffering to adjacent parkland and residential development. Should the area (Morrisette Drive industrial area) redevelop, it should be considered as a commuter rail station site.

Plan Map Designation: 79-1 ((16)) 1-6

Proposed Comprehensive Plan Designation: I-4

Non-residential Land Use Categories: The Morrisette Drive Industrial area (West Springfield Corporate Centre), located along the south side of the Southern Railroad tracks off Rolling Road and Morrisette Drive, is planned for industrial use up to .40 FAR. Infill development on vacant land should be compatible in use and intensity with existing industrial uses. Development within this Industrial area should provide for screening and buffering to adjacent parkland and residential development. In addition, any industrial development should conserve the natural environment by protection of the surrounding habitat with pollution reductions for the stream valleys, woodlands, wetlands as well as noise and light pollution impacting the adjacent residential community. Should the area (Morrisette Drive industrial area) redevelop, it should be considered as a commuter rail transportation transfer station site and/or a replacement for the Rolling Road station.